



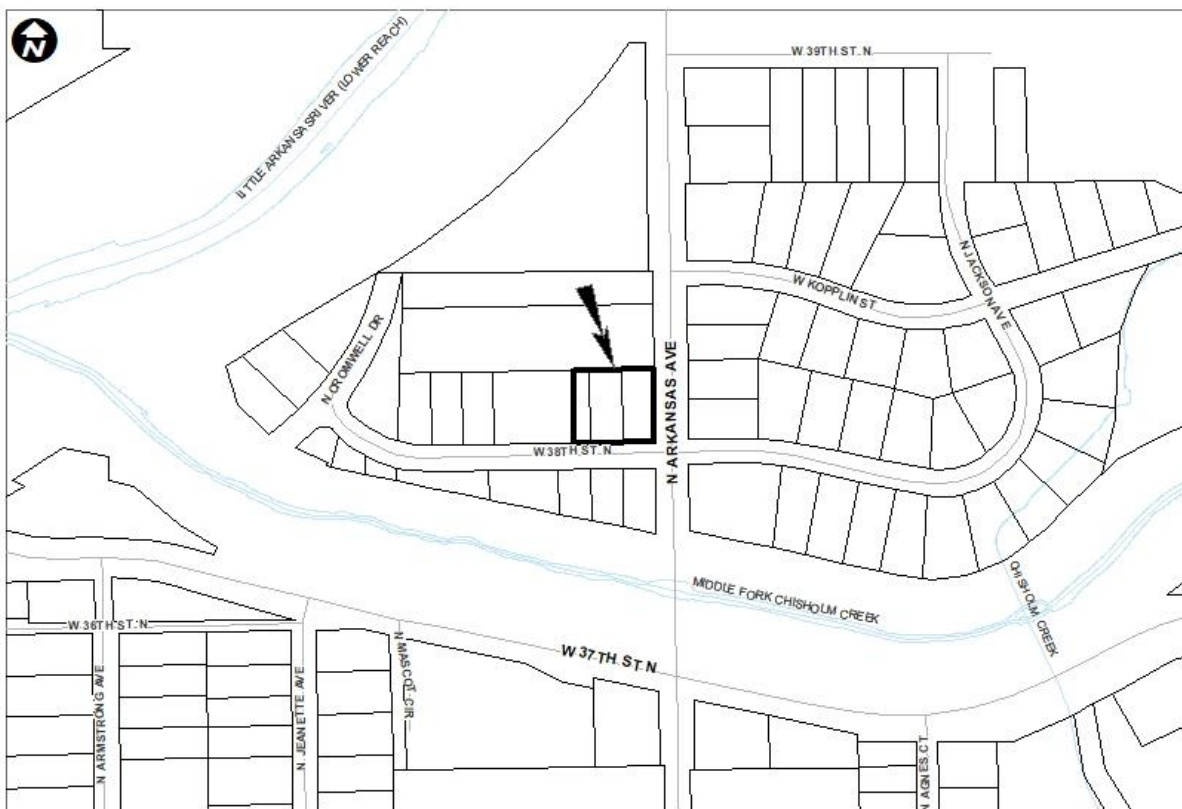
## STAFF REPORT

MAPC: June 22, 2023

DAB VI: July 10, 2023

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<b><u>CASE NUMBER:</u></b>	ZON2023-00030 (City)
<b><u>APPLICANT/AGENT:</u></b>	Ron Blanchat (Applicant)/ Kirk Richards (Agent)
<b><u>REQUEST:</u></b>	TF-3 Two-Family Residential District
<b><u>CURRENT ZONING:</u></b>	SF-5 Single-Family Residential District
<b><u>SITE SIZE:</u></b>	0.746 acres
<b><u>LOCATION:</u></b>	Generally located on the west side of North Arkansas Avenue and within one-quarter mile north of West 37 <sup>th</sup> Street North (3825 North Arkansas Avenue).
<b><u>PROPOSED USE:</u></b>	Duplex
<b><u>RECOMMENDATION:</u></b>	Approve



**BACKGROUND:** The applicant is requesting a zone change from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District on property generally located on the west side of North Arkansas Avenue and within one-quarter mile north of West 37<sup>th</sup> Street North (3825 North Arkansas Avenue). The subject site is 0.746 acres in size is currently developed with a single-family dwelling and an accessory structure. The applicant intends to demolish the existing dwelling structure and build a new duplex on the site.

Should the zone change request be approved, there will be no change in setbacks, parking requirements, or maximum height. SF-5 Single-Family Residential District requires a 5,000 square foot minimum lot size, while TF-3 Two-Family Residential District requires a 3,000 square foot minimum lot size per dwelling unit for duplex development (6000 total square feet for one duplex). The site is large enough to exceed the minimum lot requirement for a duplex.

The character of the neighborhood is residential. Properties to the north, south, east, and west are all zoned SF-5 Single-Family Residential District and developed with single-family dwellings. Within one block to the west, one property is zoned TF-3 Two-Family Residential District and developed with a single-family dwelling. Within one-block north, a property is zoned SF-5, but is a legal non-conforming use developed with an AT&T warehouse facility.

**CASE HISTORY:** In 1939, the site was platted as part of the Sullivans Dam Addition. In 2022, a zone change request to OW Office Warehouse to permit Warehousing for a roofing business was denied.

**ADJACENT ZONING AND LAND USE:**

NORTH:	SF-5	Single-family residence
SOUTH:	SF-5	Single-family residence
EAST:	SF-5	Single-family residence
WEST:	SF-5	Single-family residence

**PUBLIC SERVICES:** This property has access to North Arkansas Avenue, a two-lane paved arterial street with no sidewalks. On the south side, the site has access to West 38<sup>th</sup> Street North, a two-way, gravel local street with no sidewalks. Municipal services, such as water and sewer, are ready and available to serve the site. Wichita Transit does not provide regular bus service in the area.

**CONFORMANCE TO PLANS/POLICIES:** The requested zoning is in conformance with *Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site to be within the Wichita 2035 growth area, and it is designated for “Residential” development. The Comprehensive Plan defines “Residential” as “*areas that reflect the full diversity of residential development densities and types typically found in a large urban municipality.*”

**RECOMMENDATION:** Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the zone change request.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is residential. Properties to the north, south, east, and west are all zoned SF-5 Single-Family Residential District and developed with single-family dwellings. Within one block to the west, one property is zoned TF-3 Two-Family Residential District and developed with a single-family dwelling. Within one-block north, a property is zoned SF-5, but is a legal non-conforming use developed with an AT&T warehouse facility.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-5 Single-Family Residential District, which is suitable for a variety of residential,

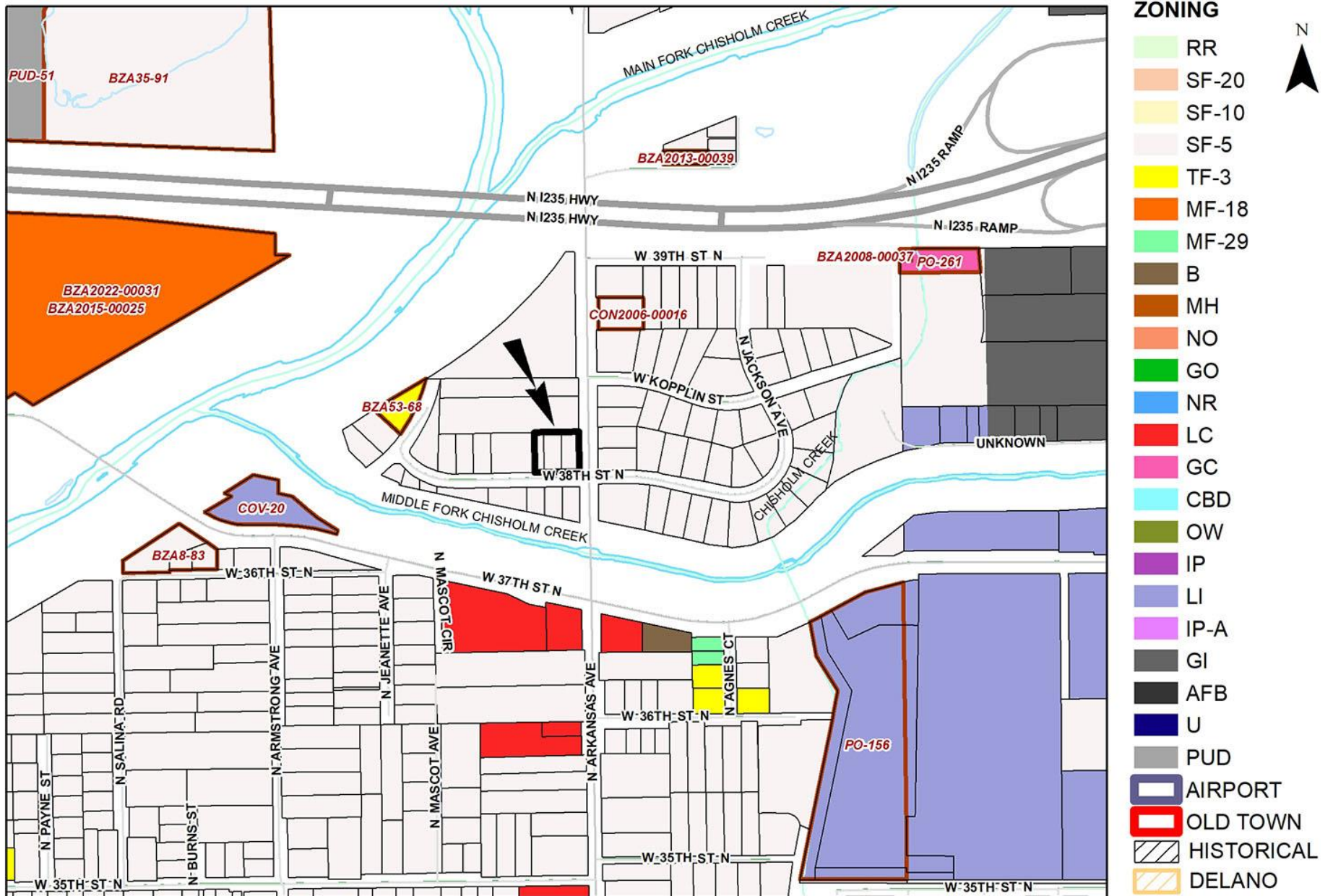
public, and civic uses, including single-family residences. The site is currently developed with a single-family dwelling and accessory structures.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The property will replace a vacant single-family dwelling with a duplex. Staff does not anticipate the removal of restrictions will detrimentally affect nearby property.
4. **Length of time subject property has remained vacant as zoned:** The current single-family structure was constructed in 1948.
5. **Relative gain to public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval would permit a new duplex in an area that is appropriate for residential development. Denial may represent a loss of economic opportunity for the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zoning would continue to allow the property to be in conformance with the *Community Investments Plan* as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** The Planning Department does not anticipate the proposed duplex to have any significant negative impacts on community facilities.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff received a comment asking if the development would raze the existing single-family home.

Attachments:


- Aerial Map
- Zoning Map
- 2035 Wichita Future Growth Concept Map
- Photos





# 2035 Wichita Future Growth Concept Map

## Legend

-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way

## Statistical Development Areas

-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014

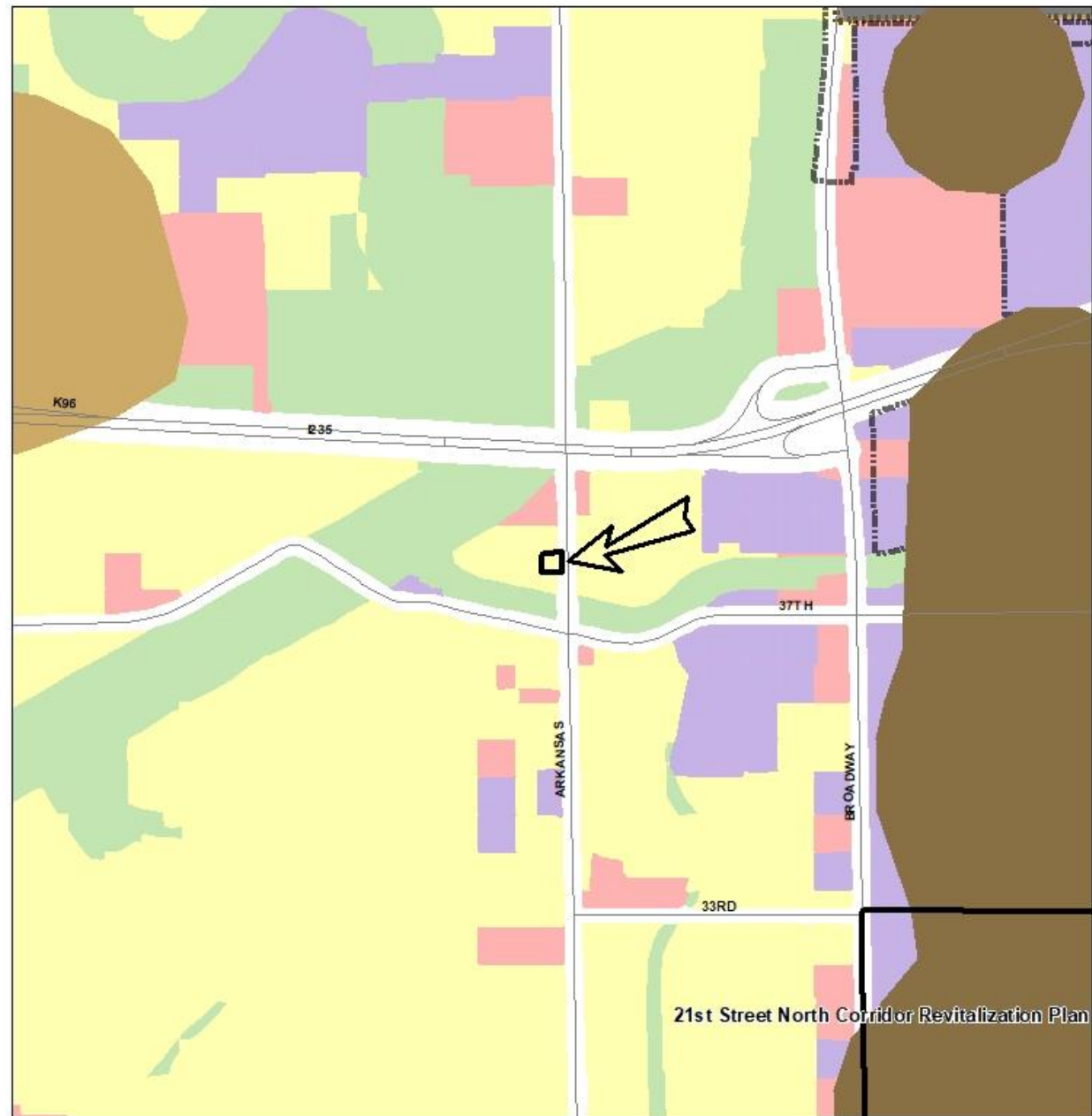
## LAND USE

-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant
-  Major Institutional
-  Nghbd\_Plan\_Areas

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**Looking west at south part of site**



**Looking west at property south of site**



**Looking west at north part of site**



**Looking west at property north of site**



**Looking north at property west of site**



**Looking east away from site**

